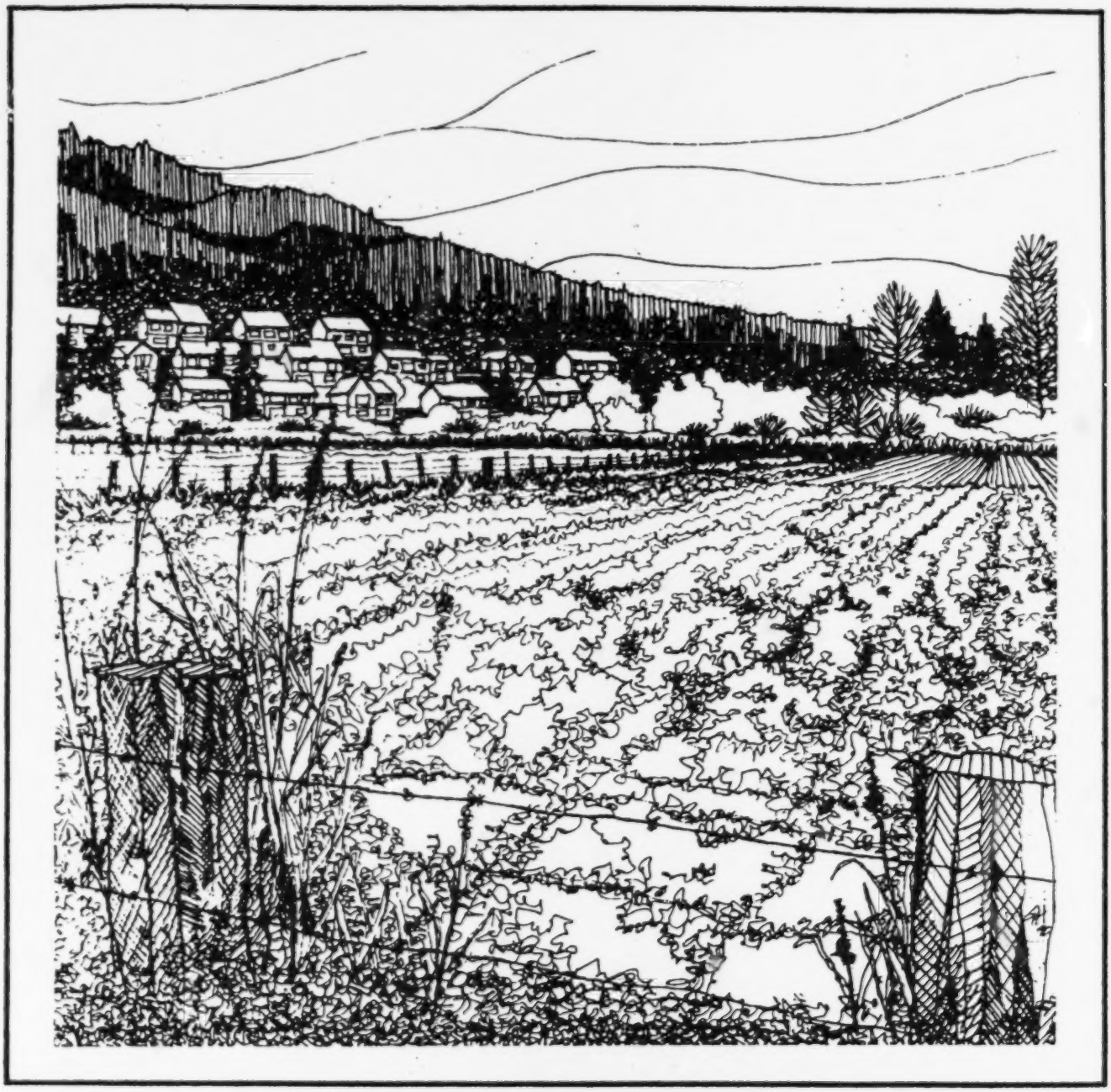

NON-FARMLAND WITH LONG TERM URBAN POTENTIAL IN THE LOWER MAINLAND

BRITISH COLUMBIA AGRICULTURAL LAND COMMISSION

December 1990

Province of British Columbia

Ministry of Agriculture and Fisheries

103-06730/

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EXECUTIVE SUMMARY

The Lower Mainland of British Columbia has an agricultural land base of exceptional quality. Policy directions adopted by all levels of government to provide for the growth of the built environment must ensure the long term preservation of this resource, enhance the stability of our agricultural communities and strengthen the region's important agricultural industry.

There are considerable opportunities for urban growth within the Lower Mainland, without urbanizing the Agricultural Land Reserve. These include

* redevelopment of existing urban areas;
* undeveloped capacity and infill within our presently designated urban areas;
* currently identified "urban reserve" lands of over 22,000 hectares (almost twice the size of the City of Vancouver) with over half these lands being in GVRD;
* rural lands (not in ALR) of over 18,000 hectares.

This represents a range of 22,000 - 40,000 hectares of land, outside the Agricultural Land Reserve with physical qualities and attributes suitable for urban development. The actual population these lands can support will be determined by the choices we make regarding density of development and servicing infrastructure. It is important that effort be expended to further analyze and more precisely determine the capabilities of our urban resource, to develop policy directions to foster its efficient use and to determine the infrastructure necessary to allow its effective utilization.

It is no longer credible to regard our foodlands as a form of quick-fix urban land bank. This attitude must be replaced with an understanding that the urbanization of the ALR is not inevitable and that the preservation of our agricultural resource is a necessary context within which the planning for urban growth must be undertaken. As the population of the Lower Mainland grows, so will the importance of maintaining our food producing lands.

NON-FARMLAND WITH LONG TERM URBAN POTENTIAL IN THE LOWER MAINLAND

Provincial Agricultural Land Commission - December 1990

INTRODUCTION

Historically, agricultural land has been regarded as a pool of land available for continual urbanization. This has certainly been the case in British Columbia and in the Lower Mainland in particular. Indeed many would regard this transformation of land use to be a natural process. The Agricultural Land Commission does not share this opinion and considers the urbanization of the Province's agricultural land base to be largely unnecessary.

For more than 17 years agricultural land in British Columbia has been the subject of a Provincial program, mandated by Provincial statute, with the objectives of preserving agricultural land and encouraging the establishment and maintenance of farms.

The Agricultural Land Commission, which administers the program, can point to many successes in undertaking its mandate. As has been pointed out in other works, prior to the adoption of the Agricultural Land Commission Act in 1973, about 6,000 hectares of prime agricultural land was estimated to have been lost throughout B.C. each year. Since 1974 the loss of prime agricultural land within the ALR has been substantially reduced to about 765 hectares per year or less than one seventh of the earlier rate of loss. Moreover, studies done by Environment Canada ("Urbanization of Rural Land in Canada, 1981-86") indicates that 21.6% of all rural land in British Columbia's seven urban centred regions converted to urban uses between 1976 and 1986 was prime agricultural. Comparable figures for Canada as a whole and Ontario were 53.4% and 78.3% respectively. In addition Environment Canada notes that the Vancouver urban centred region fared comparatively well in terms of farmland conversion. For example from 1981

to 1986 the Toronto urban centred region absorbed 10,047 hectares of prime agricultural land, Edmonton 4,036, Montreal 2,665 and Vancouver 498 hectares."

However, despite wide spread public recognition of the importance of preserving the Province's foodlands, far too often the Agricultural Land Reserve (ALR) is not recognized as a reserve of land for agricultural pursuits in the long term. In spite of the program having been in place for nearly two decades an attitude continues to persist that the agricultural landscape is simply awaiting non-farm development. Continuing expectations of land use change within the ALR represents a fundamental threat to the preservation of the resource and the agricultural industry upon which it is based.

The perception that the ALR is a holding zone for future urban and industrial use creates considerable instability within agricultural communities. The agricultural use of agricultural land must be recognized as the highest and best use of our foodland resource. Expectations of changing land use within the Reserve persist for a number of reasons.

The application process provided for under the Agricultural Land Commission Act in itself fuels expectations of change. While many local government planning initiatives compliment the provincial efforts to preserve agricultural land, there remain numerous examples of official plans and zoning regulations that directly contradict the objectives of the Agricultural Land Commission Act and in doing so undermine the program by heightening expectations of land use change. The Commission works closely with all levels of government to develop policy consistency where ALR lands are involved. However, ensuring harmony between differing programs is at times challenging and if not achieved can adversely impact upon agricultural interests.

Historically, in many parts of the world, the agricultural resource has been the land base upon which urban expansion has occurred, and it is not surprising that a program to preserve a community's agricultural land base for food production is perceived as limiting the supply of urban land.

The population of the Lower Mainland will continue to grow. The process of urbanization in the Lower Mainland will likewise continue and will place pressure on agricultural land **if members of the public and decision makers continue to maintain and indeed foster the attitude that the ALR forms part of the solution in providing for urban growth**. In meeting the challenges that the process of urbanization presents the ALR should not be perceived as stopping future growth. Rather, the stability of agricultural communities must be a priority and be recognized as part of the context within which future land management policies are developed.

There are some key questions that must be considered in the Lower Mainland if we are to come to grips with the farmland versus urban growth issues. **What is the true nature of short and long term supply and capability of our urban land resource? What impact will decisions on the form of development and delivery of infrastructure have on urban growth opportunities? Is it necessary to use the community's foodlands for urban growth? What is the value of the agricultural resource in the Lower Mainland?**

THE AGRICULTURAL RESOURCE

The Agricultural Land Reserve in the Lower Mainland constitutes less than 0.2% of the Province's total land base **yet it stands as the single most important agricultural region in British Columbia.** The Lower Mainland is one of only two regions in the Province in which agricultural production is regarded as being of national significance.

The value of agricultural production in the Lower Mainland in 1986 was over **$588 million** at the primary level. This represented more than **55% of the total value of British Columbia's agricultural production**. Farm capital in the Lower Mainland was valued at over **$2.3 billion in 1986**. Agriculture in the Lower Mainland is served by a sophisticated support system and is the basis of a food processing and agri-industry sector with an **annual output valued in excess of $3 billion**.

The prominence of agriculture in the Lower Mainland rests largely on the biophysical attributes of the land base along with its market relationship to the concentration of population in the region. Not only does the region contain lands with some of the highest agricultural capabilities in the country but it sustains a considerable variety of agricultural production. In the production of certain commodities, including strawberries, filberts, blueberries, mushrooms, field and greenhouse vegetables, swine, mink, poultry, egg, and dairy products the Lower Mainland agriculturally dominates all other areas of the Province. British Columbia **cranberry production**, almost all of which takes place in the Lower Mainland, **accounts for about 93% of Canada's total production**. Approximately 57% of Canada's raspberry production is located in British Columbia, again focused on the Lower Mainland. With dramatic increases in the last number of years, **British Columbia is now the leading raspberry producing area in the world**.

There are currently about 140,219 hectares of land in the Lower Mainland designated in the ALR representing 3% of all land within the Reserve. Over the years adjustments to the ALR have been made with 8,740 hectares having been excluded in the Lower Mainland since 1974. This represents an area about 3/4 the size of the City of Vancouver.

The process of amending the Agricultural Land Reserve has included comprehensive reviews that attempted to exclude land of marginal agricultural capability and areas where urban encroachment limited the long term agricultural potential of specific areas. As a result, to date there has been a 5.5% net decrease in the Reserve within the Lower Mainland.

There remain some minor areas of the ALR within the Lower Mainland where the Commission has indicated a commitment to consider further exclusions. However, with these few exceptions in mind, the **land currently designated in the ALR within the region is, in relative terms, land of superior potential for agricultural use.** Some experts have suggested that the superior quality of the Lower Mainland's agricultural resource is such that 1 hectare of land in the Fraser Valley is equivalent to 4 hectares in most other areas of the Province; assuming the crop in question could be grown in an

alternative site. **Pressures to continually attempt to amend and potentially destabilize the ALR must be replaced by land management policies that will ensure the long term preservation of the agricultural resource, stabilize agricultural communities and generally strengthen the agricultural industry within the Lower Mainland.**

URBAN LAND SUPPLY - OFFICIAL REGIONAL PLAN 1980

Over the years the Commission has repeatedly heard the refrain, "We need to develop the ALR because there is no other land available." The Commission, through its work with local governments when dealing with applications and reviewing Official Community Plans has had strong reservations concerning the validity of this view and has recently begun to investigate what non-ALR options might be available for long term urban growth.

Coincidentally, as part of the "Choosing Our Future" program, the Greater Vancouver Regional District has been undertaking a review of the supply and demand for land in the region. Effort has been expended to determine the potential residential capacity within the context of current official plan and zoning regulations and will therefore tend to reflect a short term viewpoint with respect to services and infrastructure issues. From the Commission's perspective, there is need to identify not only the currently available additional capacity, but also the substantial long term opportunities within the Lower Mainland for urban growth. Once determined, decision makers can then use this information to generate a variety of growth scenarios, and different options for servicing and densities of development in different areas.

Fortunately, much of this basic information is already available from the work undertaken to update the Lower Mainland Official Regional Plan in the 1978 to 1980 period, culminating in the adoption in 1980 of the Plan For The Lower Mainland of British Columbia. This work was considered particularly appropriate since by definition the ALR was considered unavailable for urban growth and was thereby designated AGRICULTURAL.

Urban uses were seen to be largely accommodated within designated URBAN, URBAN RESERVE and URBAN 2 areas. In the case of URBAN RESERVE and URBAN 2 areas these were viewed as providing for the longer term urban needs of the region in areas suitable for urbanization.

At the time of adoption of the Plan, areas designated RURAL were intended for rural use in the long term but were also anticipated to accommodate lower density residential use as well as some commercial and institutional uses. Again, by definition, none of these lands were in the ALR. While it was the desire of decision makers at the time to maintain certain areas for rural use, the following designation criteria upon which these areas were based render substantial portions of these rural areas suitable for long term urban use:

- largely unsuitable for soil-bound farm production industry;
- suitable in slope, soil and drainage conditions to support onsite serving; and
- not environmentally sensitive or potential park sites

In addition a vast area of land was placed in the LIMITED USE designation of the Plan. While most of this land is in remote portions of the Lower Mainland's regional districts and includes community water sheds and environmentally sensitive areas there may be some potential for recreation, rural and limited urban use. This is suggested since one of the designation policies was to include, "...areas of undetermined future use;". This could particularly be the case where lands designated LIMITED USE are in close proximity to areas designated for urban or rural use.

Other designations include INDUSTRIAL, PARK, RESOURCE, PORT TERMINAL and UNDESIGNATED but these have not been investigated further in this report.

The plan did not intend to be an expression of finality in terms of the Lower Mainland's long term urban potential since the policies provided for the creation of new or expanded URBAN RESERVE and URBAN 2 areas which would largely have been created from the RURAL designation.

The following table highlights the lands designated for urban and rural use.

TABLE 1

LANDS DESIGNATED FOR URBAN AND RURAL USE IN THE PLAN FOR THE LOWER MAINLAND OF BRITISH COLUMBIA
(Figures shown are in Hectares)

Regional District	Urban	Urban 2	Urban Reserve	Rural	Total
Greater Vancouver	46,465	10,896	1,937	365	59,663
Dewdney Alouette	3,450	-	3,302	9,349	16,101
Central Fraser Valley*	5,910	1,124	997	3,982	12,013
Fraser Cheam	3,032	1,563	-	6,048	10,643
Total	58,857	13,583	6,236	19,744	98,420

*Includes Langley City and District

Source: Lower Mainland 1981 Data Sheet prepared by the Lower Mainland Technical Liaison Committee.

In the case of 58,857 hectares designated as URBAN in 1980, clearly, 10 years later, there remain substantial amounts of this land undeveloped or underdeveloped. For example in the District of Coquitlam the designated URBAN RESERVE area amounted to about 440 hectares yet in recent discussions with the District it was indicated that lands available for urban expansion include 1,510 hectares. Presumably the difference of 1,070 hectares is land designated URBAN in the 1980 Plan but not yet developed in 1990.

With the exception of some areas of Surrey and the District of Langley the URBAN 2 areas remain substantially available for further development. In the case of the URBAN RESERVE areas little if any has been yet utilized for urban purposes and the RURAL areas also largely remain so designated.

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With the exception of some areas of Surrey and the District of Langley the URBAN 2 areas remain substantially available for further development. In the case of the URBAN RESERVE areas little if any has been yet utilized for urban purposes and the RURAL areas also largely remain so designated.

In addition, since 1980, when the Lower Mainland Plan was adopted, there have been over 3,660 hectares of land excluded from the Agricultural Land Reserve in the region. By and large, this land is now also either used or available for urban or industrial use.

OPTIONS FOR LONG TERM URBAN GROWTH

Our long term urban growth needs can be satisfied from two sources.

- infill, or development of currently undeveloped capacity in existing urban areas, and "densification", or redevelopment and regrowth of existing urban areas

- expansion of growth into new areas available for urban growth.

Infill and Redevelopment

Obviously some portion of our future growth will be accommodated by infilling and redevelopment of existing urban areas. The extent and the proportional share of growth that it will account for is dependent on many factors including age of infrastructure and its ability to accommodate greater densities, desire of existing land owners and residents to redevelop, and the political will to consider modest increases in densities. These issues are well beyond the ability of the Commission to predict. However, in its work reviewing Community Plans throughout the Province the Commission has seen many examples where redevelopment, has been a factor in accommodating growth. There is no doubt that it will continue to be a significant factor in the Lower Mainland.

If raw land is easily and continually available for expansion, the path of least resistance will be followed but a philosophy of never ending consumption tends to foster poorly planned growth. In the Commission's experience some of the more attractive, balanced and vibrant communities are those that looked inward

for growth options. It is a more difficult choice, sometimes but not always more costly, but often produces better results in the long term.

Expansion into New Areas

Lands Designated For Urban Growth

Revisiting the Plan For The Lower Mainland of British Columbia provides insight into the state of land supply in the Lower Mainland at the beginning of the 1980's. In an effort to update this information the Commission has undertaken a spatial analysis of land that has been identified as having the capability for urban uses. The Lower Mainland Plan was used as a starting point but supplemented with consideration of a variety of planning documents and other analysis projects that have identified areas with potential for urban growth. In addition, some air photo interpretation was done to eliminate areas formerly designated URBAN 2 and URBAN RESERVE in the Lower Mainland Plan that have been developed over the last ten years.

In some cases urban reserve areas are located in close proximity to developing urban communities (Surrey/Coquitlam) and therefore are logical extensions of existing infrastructure, while others will require major new servicing improvements to realize their urban potential (Sumas Mountain/Ryder Lake). In addition the time frame and ultimate form of development will be a matter addressed by the local jurisdictions involved. Nonetheless, in order to provide a more complete view of the Lower Mainland's urban potential these longer range opportunities should be acknowledged.

As indicated in Table 2 below **there are over 22,000 hectares that have been identified as land having long term urban capabilities - an area**

nearly twice the size of the City of Vancouver. While these urban reserve areas extend as far east as the Rosedale Bridge in Chilliwack, **over half the identified land is in the Greater Vancouver Regional District**. The land in question is not located in the floodplain, includes no regional or provincial park land or wildlife reserves, includes no municipal tree farm land or forest reserves, and includes only minor areas of land in the ALR - all of which the Agricultural Land Commission has recognized as lands that should be considered for exclusion from the Reserve. Greater detail of these areas referred to in Table 2 (below) is provided in Appendix 1 to this report and also graphically depicted in map form in Appendix 2.

TABLE 2

LAND IDENTIFIED AS HAVING URBAN POTENTIAL

Regional District	Hectares	Percent
Greater Vancouver	12,231	54.6%
Dewdney Alouette	3,630	16.2%
Central Fraser Valley	2,397	10.7%
Fraser Cheam	4,131	18.5%
Total	22,389	100.0%

Lands Designated Rural

In addition there were almost 20,000 hectares in the Lower Mainland formerly designated RURAL in the Official Regional Plan of which over 18,000 hectares continue to be recognized as rural areas. These areas were intended to accommodate a rural lifestyle. To a large extent these lands are suitable, from a development perspective, for urban growth. By and large these areas continue to be designated Rural in Official Community

Plans and are largely located on the north side of the Fraser River with about 50% in the Dewdney-Alouette Regional District. Substantial portions of these areas have urban capabilities and indeed some of these areas were considered to have attributes warranting their consideration as URBAN RESERVE areas in 1980. While it is appreciated that in 1980 it was decided that these areas would remain rural, it seems obvious that some consideration of the long term urban suitability of these areas is warranted.

Lands Designated Limited Use

As noted earlier, there is a vast area of land that was designated LIMITED USE in the Lower Mainland Plan (in excess of 200,000 hectares). Clearly, almost all of this land is not suitable for urban use but there may be some areas that have limited potential, particularly in locations in close proximity to URBAN or RURAL designations. No efforts were made to quantify these areas but it seems reasonable to suggest they can accommodate some small proportion of our future growth.

Table 3 provides a summary of these options.

TABLE 3

OPTIONS FOR LONG TERM URBAN GROWTH

Regional District	Land Designated for Growth	Rural Lands	Other	Total
	Hectares	Hectares		
Greater Vancouver	12,231	365	Infill/Redevelopment	12,596+
Dewdney Alouette	3,630	9,349	Potential	12,979+
Central Fraser Valley	2,397	2,407	Some LIMITED USE	4,804+
Fraser Cheam	4,131	6,048	lands	10,179+
Total	22,389	18,169	?	40,558+

CONCLUSION

We can accommodate growth in the Lower Mainland without using our precious and limited farmlands. A range of 22,000 to 40,000 hectares of land (2 to 4 times the size of the City of Vancouver) within the Lower Mainland is available for its long term growth needs. In addition infill and redevelopment of existing urban areas affords a further very significant opportunity to accommodate some portion of our growth.

The Commission accepts that further work needs to be done in this area and this is offered only as one step in a larger process needed to determine the size and quality of the region's urban resource. **It is obvious there is a need to establish a regional framework - involving the whole of the Lower Mainland:**

- to develop a consistent methodology and approach to analyzing the urban resource;
- to determine to what extent infill and redevelopment is a factor;
- to determine to what densities new lands will be developed;
- to determine what servicing infrastructure will be required; and
- to determine the phasing of new growth.

It is clear we have options for urban growth without looking to our foodlands as a quick fix urban land bank. Market surveys have shown that the public views urbanization of farmland as undesirable and unpopular. With the knowledge that there are other urban growth options it is also unnecessary. As the population of the Lower Mainland grows, so will the importance of maintaining our food producing lands.

APPENDIX 1

LAND IDENTIFIED AS HAVING LONG TERM URBAN POTENTIAL IN THE LOWER MAINLAND

Within the Lower Mainland there are over 22,000 hectares of land in 39 areas that have been identified by various planning efforts as having long term urban potential. With few exceptions these lands are not currently zoned or imminently available for urban use but in some cases official community plans will recognize a number of these areas as urban reserves. **In almost all cases land currently zoned or otherwise available for urban use in the short term, but not yet developed has not been included.**

The 1980 update of the Official Regional Plan (Plan For The Lower Mainland of British Columbia) was used as a basis or starting point for this investigation. The areas designated URBAN 2 and URBAN RESERVE were reviewed in particular. Where available, air photography was used for the purpose of eliminating as many areas as possible that have been developed since 1980. In addition a number of Official Community Plans and Rural Land Use Bylaws were also reviewed as well as resource analysis work determining urban suitability in the Chilliwack area as a means of updating the information base.

Each area is numbered consecutively by regional district generally from west to east. Reference is made to the location of each area on the **9 Maps included as Appendix 2.**

GREATER VANCOUVER REGIONAL DISTRICT

Map A

	AREA	HECTARES	TOTAL
West Vancouver	1	168	168

Note: The area in question was designated Urban Reserve in the 1980 ORP Update. It is uncertain how much, if any, of this area has been developed to date.

Map B

	AREA	HECTARES	TOTAL
District of North Vancouver	2	438	
	3	98	536

Note: Both these areas were designated Urban Reserve in the ORP Update. In discussions with the District it was indicated that approximately one third (144 hectares) of Area 2 may be inundated due to possible work by the Greater Vancouver Water District. If this were to take place the Urban Reserve areas in the District would decrease to 392 hectares.

In 1980 the ORP Update included a third Urban Reserve area east of Lynn Creek. This area comprised some 71 hectares. Since its designation in the ORP the District has designated the area as Park.

	AREA	HECTARES	TOTAL
Anmore Area			
	4	483	483

Note: Area 4 was designated as an Urban Reserve area in the 1980 ORP Update. It is unknown how much, if any, of this area has been developed to date.

	AREA	HECTARES	TOTAL
District of Coquitlam			
	5	60	
	6	380	440

Note: The 440 hectares in Area 5 and 6 represent only those lands designated Urban Reserve in the ORP Update. But as is the case with most jurisdictions a considerable amount of land designated Urban in the ORP remains undeveloped and available for urban use. Following discussions with the District of Coquitlam planning staff it was indicated that the total area available for urban growth in the District equals about 1,510 hectares. As a result it would appear that over 1,000 hectares of land designated Urban in the ORP Update remain available for urban use in addition to those lands designated Urban Reserve. Given that the purpose of this report is to examine long term urban potential, for consistency in the report's methodology only those lands designated as Urban Reserve in the ORP Update have been included in the District of Coquitlam table.

Map C

	AREA	HECTARES	TOTAL
Delta			
	7	212	212

Note: Area 7 represents the "Spetifore" ALR exclusion area. This land has not yet been zoned for urban use but is designated as an Urban Area in Delta's Official Community Plan. For this reason the area is regarded as an Urban Reserve area for the purpose of this report.

Map D

	AREA	HECTARES	TOTAL
Surrey			
	8	1,210	
	9	1,329	
	10	393	
	11	284	
	12	442	
	13	468	
	14	236	
	15	1,291	
	16	551	
	17	1,617	
	18	250	
	19	105	8,176

Note: Each of the 12 areas identified represent former Urban 2 areas designated in the ORP Update. As a result of air photo interpretation each of these areas have been reduced in size to take into account development since 1980.

Map E

	AREA	HECTARES	TOTAL
District of Langley			
	20	313	
	21	1,333	
	22	56	
	23	40	
	24	148	
	25	326	2,216

Note: The areas of potential urban use as illustrated on Map E include lands that were formerly designated Urban, Urban Reserve, Rural and Agricultural In the ORP update. These various designations were considered in the case of Langley because there appears to have been a different method used in identifying Urban, Urban 2 and Urban Reserve areas compared to other jurisdictions. In the case of Areas 20, 22 and 25 a reduction in the size of each area was undertaken due to each of these areas being partially developed and to ensure that an over estimate of the area's urban potential did not occur.

Area 20 in total is approximately 625 hectares. This area was reduced by 50% to 313 hectares.

Area 22 in total is approximately 111 hectares. This area was reduced by 50% to 56 hectares.

Area 25 in total is approximately 652 hectares. This area was reduced by 50% to 326 hectares.

Due to the current level of development the Brookswood area south of the City of Langley has not been included despite being designated Urban 2 in the ORP Update.

Areas 21 and 24 contain small areas of land in the Agricultural Land Reserve that the Agricultural Land Commission has indicated should be considered for exclusion.

GREATER VANCOUVER R.D. TOTAL

Jurisdiction	Hectares	Regional %
West Vancouver	168	1.4%
North Vancouver	536	4.4%
Anmore	483	4.0%
District of Coquitlam	440	3.6%
Delta	212	1.7%
Surrey	8,176	66.8%
District of Langley	2,216	18.12%
TOTAL	**12,231**	**100.0%**

DEWDNEY-ALOUETTE REGIONAL DISTRICT

Map F

	AREA	HECTARES	TOTAL
Maple Ridge			
	26	613	
	27	369	
	28	684	1,666

Note: Areas 26 and 28 represent Urban Reserve areas as designated in the ORP update and Maple Ridge Official Community Plan.

Area 27 (Albion) forms a third area that is currently in the process of being designated predominantly Urban Reserve and a portion of the area Urban. Area 27 does contain some lands in the ALR. As a result of two different reviews of the Reserve in the area, the Commission has agreed that the land in question should be considered for exclusion from the ALR.

Map G

	AREA	HECTARES	TOTAL
Mission			
	29	379	
	30	1,118	
	31	433	
	32	34	1,964

Note: Each of the areas identified in Mission were formerly designated Urban Reserve in the ORP Update. It is recognized that Area 29 is currently designated Rural in the Mission OCP.

DEWDNEY-ALOUETTE R.D. TOTAL Jurisdiction	Hectares	Regional %
Maple Ridge	1,666	45.9%
Mission	1,964	54.1%
TOTAL	**3,630**	**100.0%**

Note: In addition to those areas identified as having long term urban potential, Dewdney-Alouette Regional District has significant Rural areas. The ORP Update designated 9,349 hectares of the Regional District as Rural. This represented nearly 50% of all lands so designated in the Lower Mainland in 1980. It can be anticipated that a large portion of this area could physically accommodate urban growth in the long term.

CENTRAL FRASER VALLEY REGIONAL DISTRICT

Map H

	AREA	HECTARES	TOTAL
Sumas Mountain			
	33	2,397	2,397

Note: Within the Central Fraser Valley Regional District there are approximately 900 hectares of land that were designated either Urban or Urban 2 and not yet developed in the Abbotsford/Matsqui area. However, most of this land is currently designated in official community plans for urbanization generally in the short term. For this reason these lands are not included as part of the Regional District's long term urban land supply.

Sumas Mountain represents the Region's major urban land reserve. At the time of the ORP Update the majority of the 2,397 hectares noted above was designated Rural. However, since 1980 considerable effort has been expended to identify those portions of Sumas Mountain with urban potential and to develop policies that will ensure interim land uses do not thwart this long term potential. As a result Area 33 represents a compilation of information from the Official Community Plans of both Matsqui and Abbotsford and the former Sumas Mountain Official Settlement Plan and current Rural Land Use Bylaw. Sumas Mountain does have a somewhat unique situation of forming parts of 3 jurisdictions: Electoral Area A - CFVRD, District of Matsqui and District of Abbotsford.

CENTRAL FRASER VALLEY R.D. TOTAL

Jurisdiction	Hectares	Regional %
Sumas Mountain	2,397	100.0%
TOTAL	**2,397**	**100.0%**

REGIONAL DISTRICT OF FRASER CHEAM

Map I

Chilliwack/RDFC

AREA	HECTARES	TOTAL
34	219	
35	69	
36	160	
37	180	
38	278	
39	3,225	4,131

Note: The identification of lands with urban potential in the Chilliwack area largely involved consideration of the study of Urban Suitability completed in the late 1970's by the Resource Analysis Branch, Ministry of Environment as well as the ORP Update.

Area 34 (Chilliwack Mountain) was designated Rural in the OPR Update. The lands identified in this area were derived from the Resource Analysis Branch study. It is recognized that a portion of Chilliwack Mountain is in the process of being developed.

Area 35 (Mount Shannon) was designated Urban 2 in the ORP Update and in total includes approximately 138 hectares. Because this area is in the process of development and in order to minimize the possibility of over estimating the area's urban potential the area was reduced in size by 50%.

Area 36 (Majuba Hill) represents the non-ALR portion of an area designated Rural in the ORP Update and appearing to have topography that would allow for urbanization.

Area 37 (Rosedale Bridge) represents an area within the Regional District that was designated Urban 2 in the ORP Update.

Area 38 (Promontory) and Area 39 (Ryder Lake) include those lands indicated as having urban potential by the Resource Analysis Branch study of Urban Suitability. About 37% - 1,184 hectares of Area 39 is presently in the ALR but the Agricultural Land Commission has made a commitment to consider the future exclusion of this area for urban purposes.

FRASER CHEAM R.D. TOTAL Jurisdiction	Hectares	Regional %
Chilliwack/RDFC	4,131	100.0%
TOTAL	**4,131**	**100.0%**

Note: It is anticipated that there are further opportunities for urban growth in the eastern half of the Lower Mainland. This includes land in the District of Kent, the Village of Harrison Hot Springs, east of the Rosedale Bridge to Hope on both sides of the Fraser River and in the vicinity of the Town of Hope. These areas have not been considered in this review.

SUMMARY - LOWER MAINLAND URBAN POTENTIAL

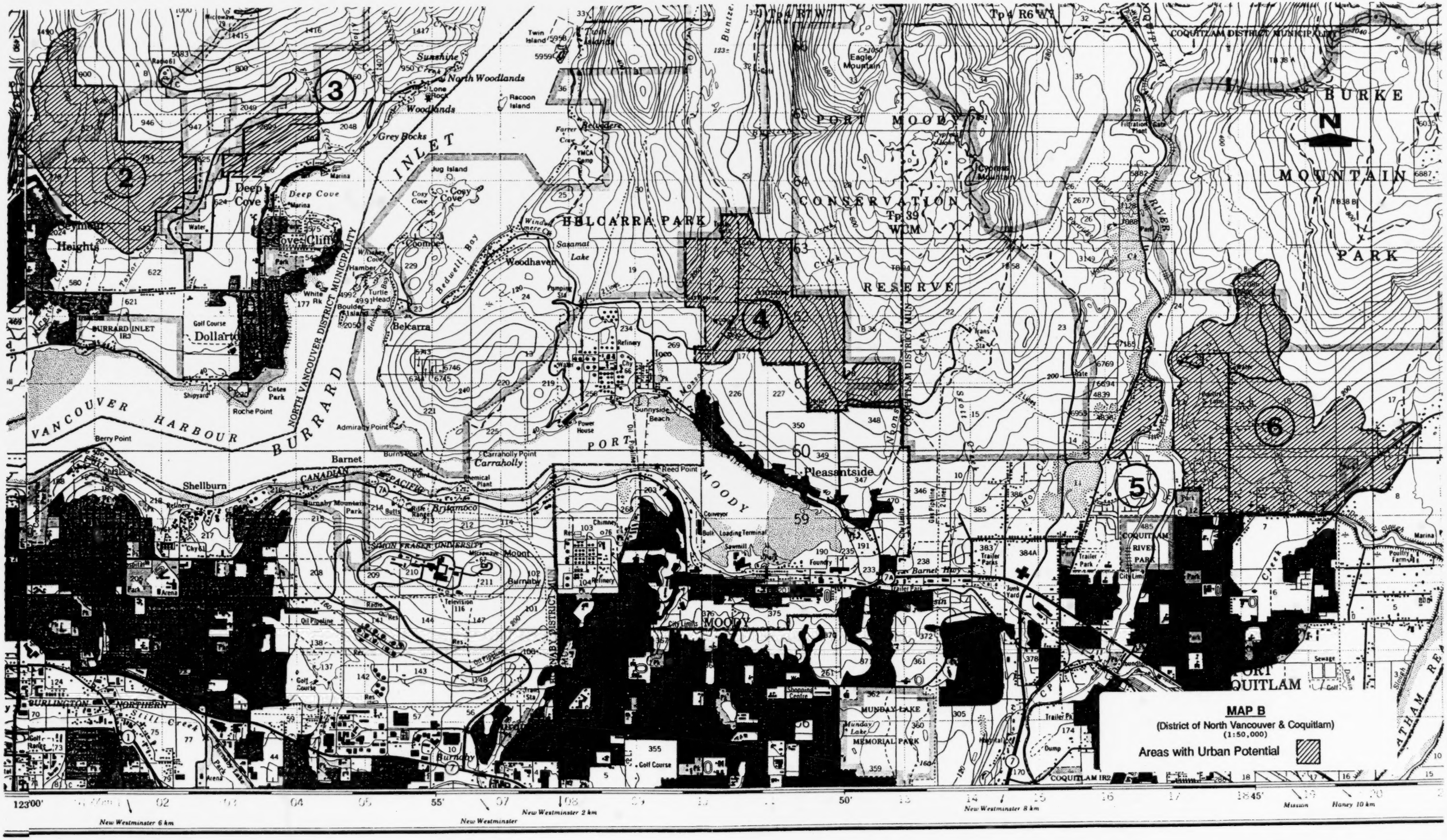
Regional District	Hectares	Acres	Percent
Greater Vancouver	12,231	(30,223)	54.6%
Dewdney Alouette	3,630	(8,970)	16.2%
Central Fraser Valley	2,397	(5,923)	10.7%
Fraser Cheam	4,131	(10,207)	18.5%
TOTAL	**22,389**	**(55,323)**	**100.0%**

Note: The above total, for the most part, does not include:

1. the redevelopment of existing urban areas;
2. undeveloped capacity and infill within presently designated urban areas;
3. considerable lands designated Rural in the ORP Update and OCP's.
4. land in the eastern half of the Lower Mainland generally east of Rosedale Bridge to Hope as well as the Town of Hope itself.

APPENDIX 2
MAPS OF AREAS IN THE LOWER MAINLAND WITH LONG TERM URBAN POTENTIAL

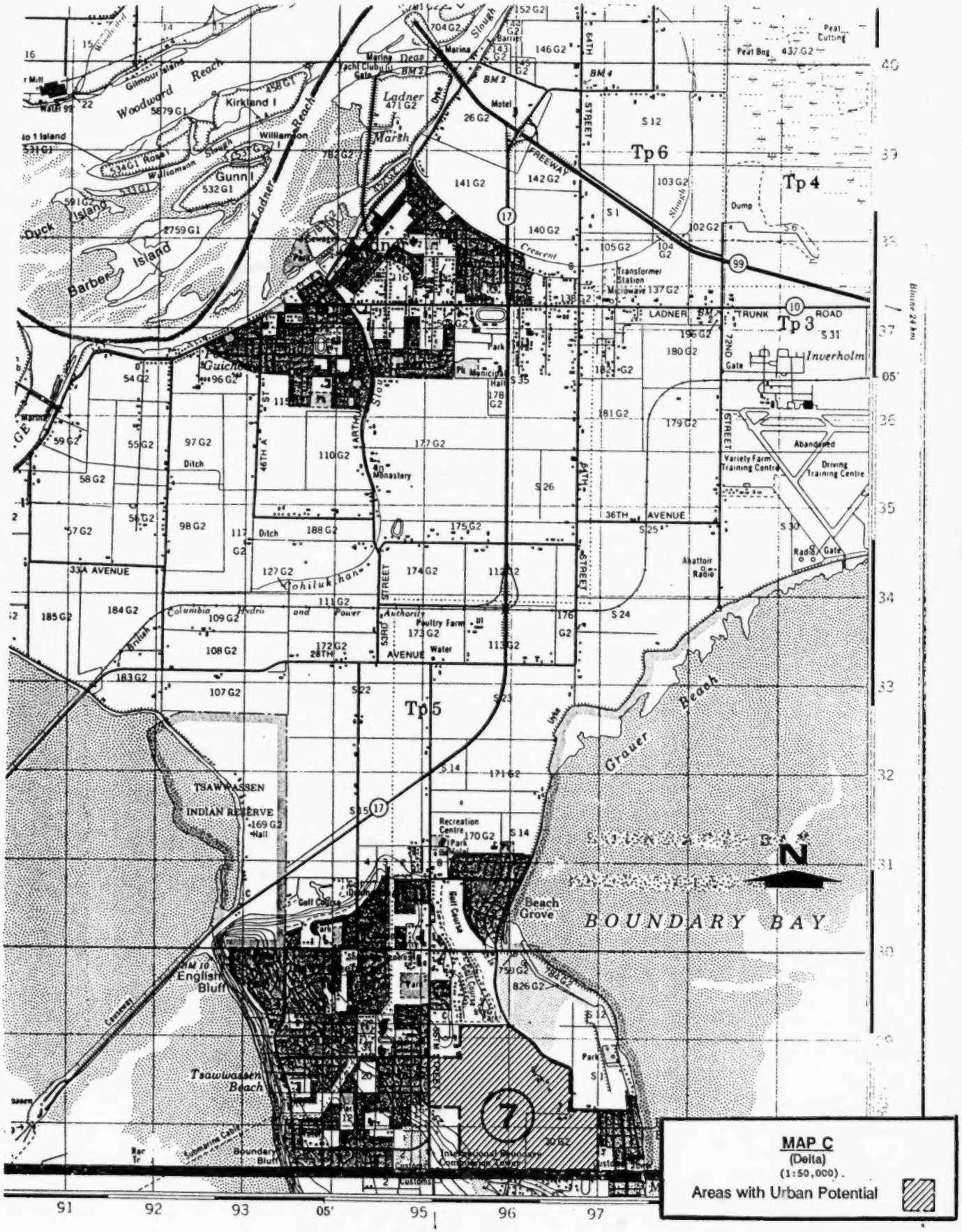
CHANNEL
CHARLOTTE
Millers Landing
Sunset Beach
Black Mountain
Dicks Lake
Tyee Point
Lookout Point
White Cliff Point
Whyte Islet
Batchelor Cove
Gleneagles
Bird Islets
Kettle Point
Larsen Bay
Batchelor Point
Fishermans Cove
Eagle Island
Erwin Point
Passage Island
Grebe Islets
Indian Bluff
Caulfeild
Pilot Cove
Sandy Cove
West Bay
LIGHTHOUSE PARK
Caulfeild Cove
Starboat Cove
Point Atkinson
Atkinson Lighthouse
BURRARD
ferry
N
1
MAP A
(West Vancouver)
(1:50,000)
Area with Urban Potential



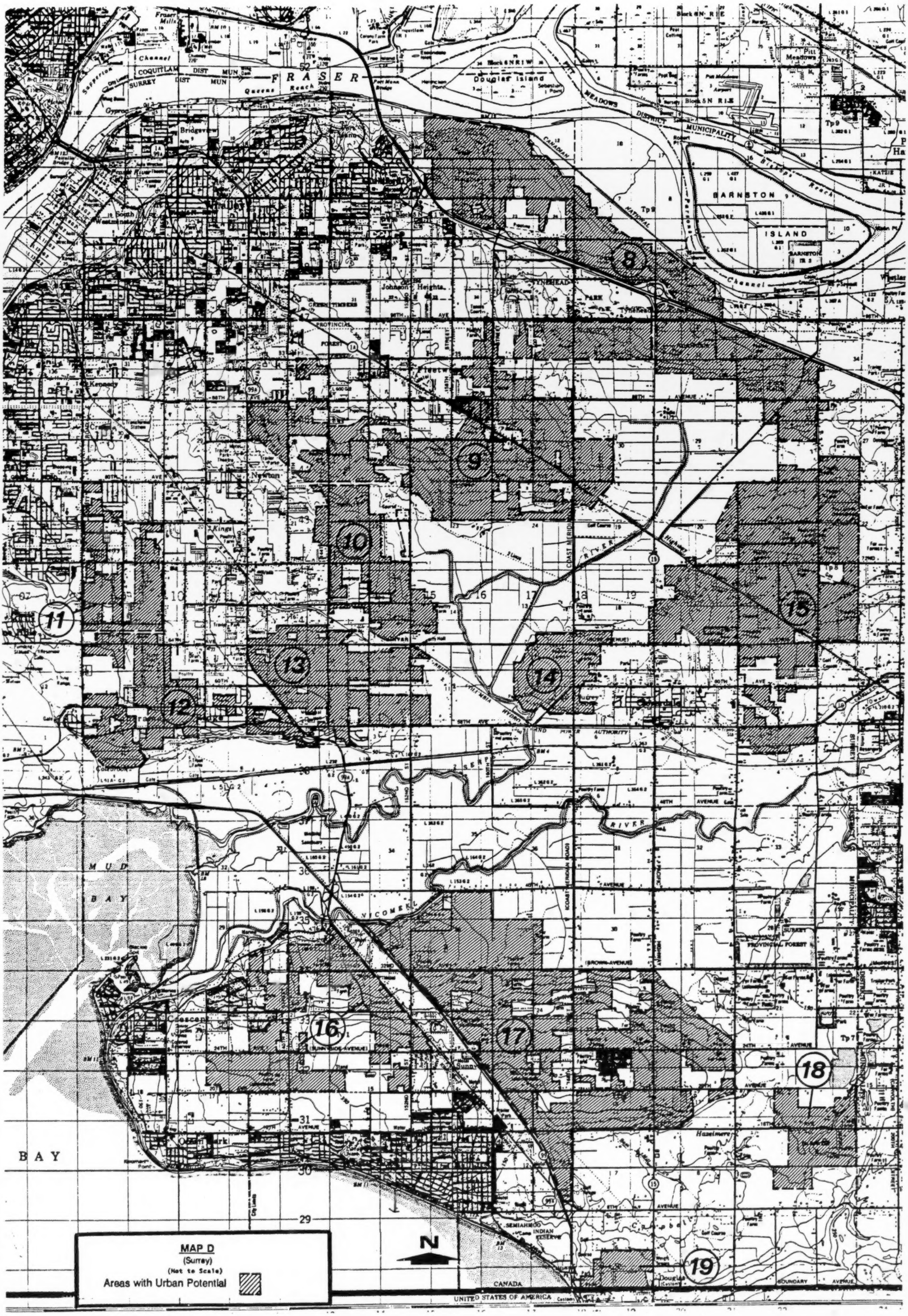
MAP B

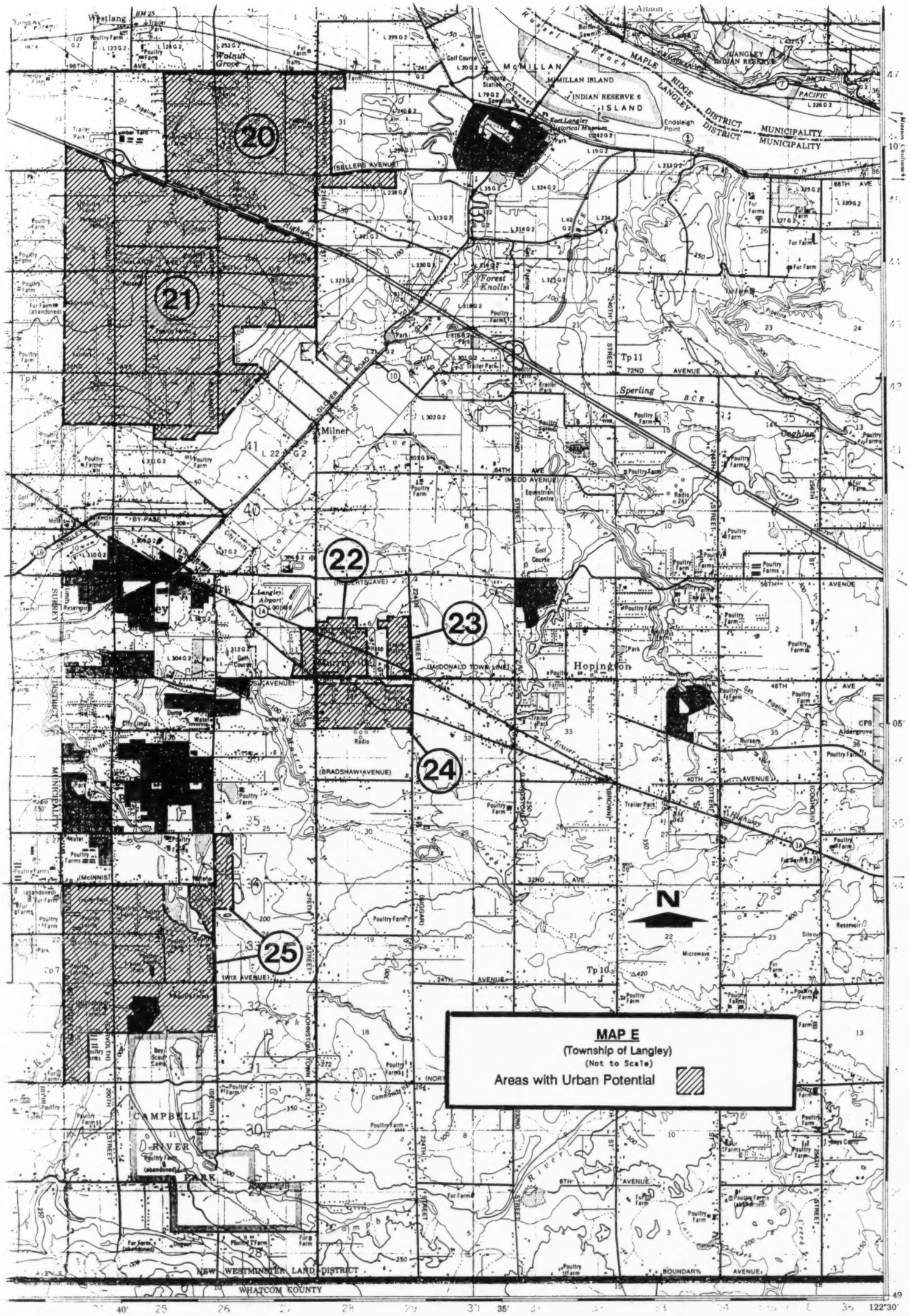
(District of North Vancouver & Coquitlam)
(1:50,000)

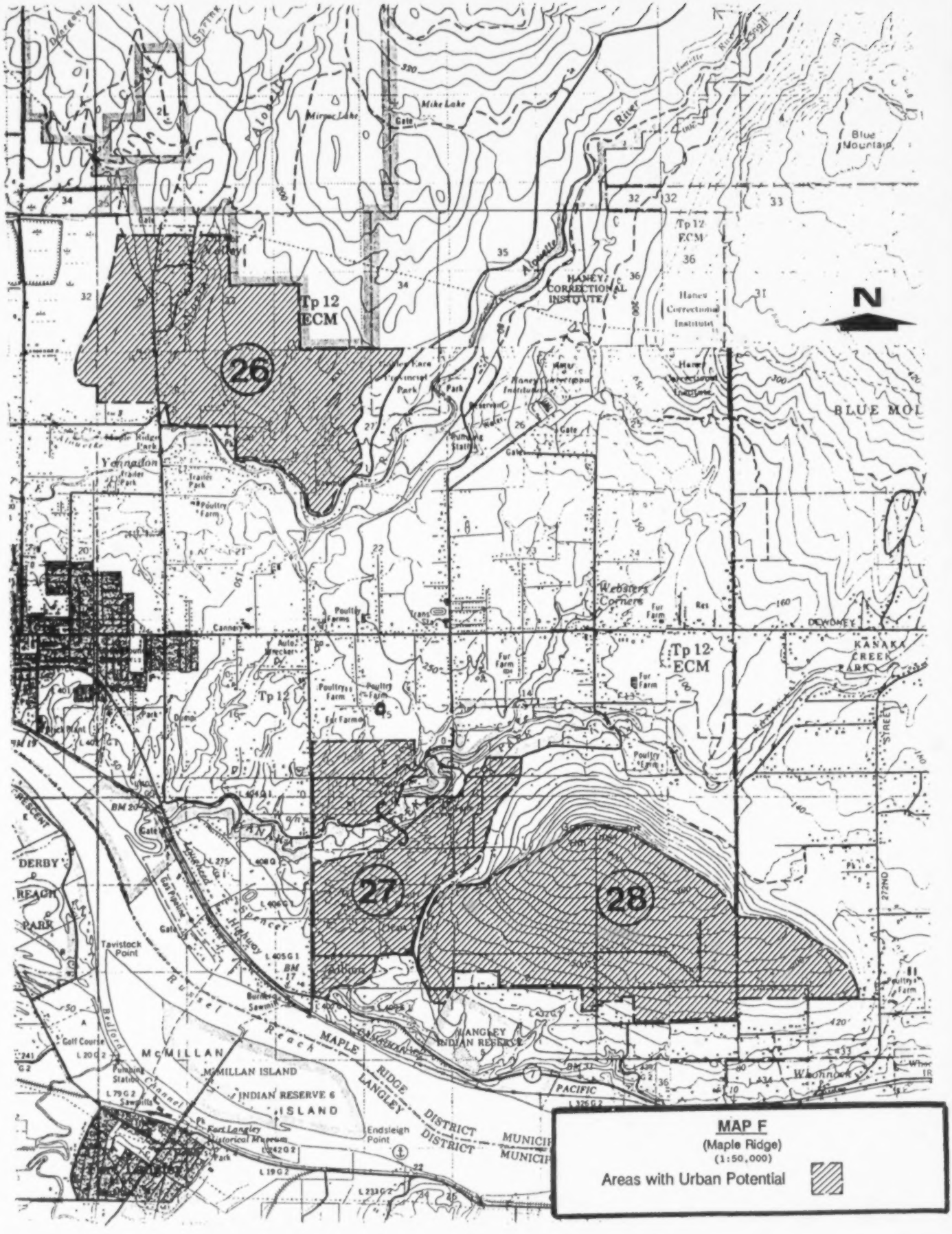
Areas with Urban Potential



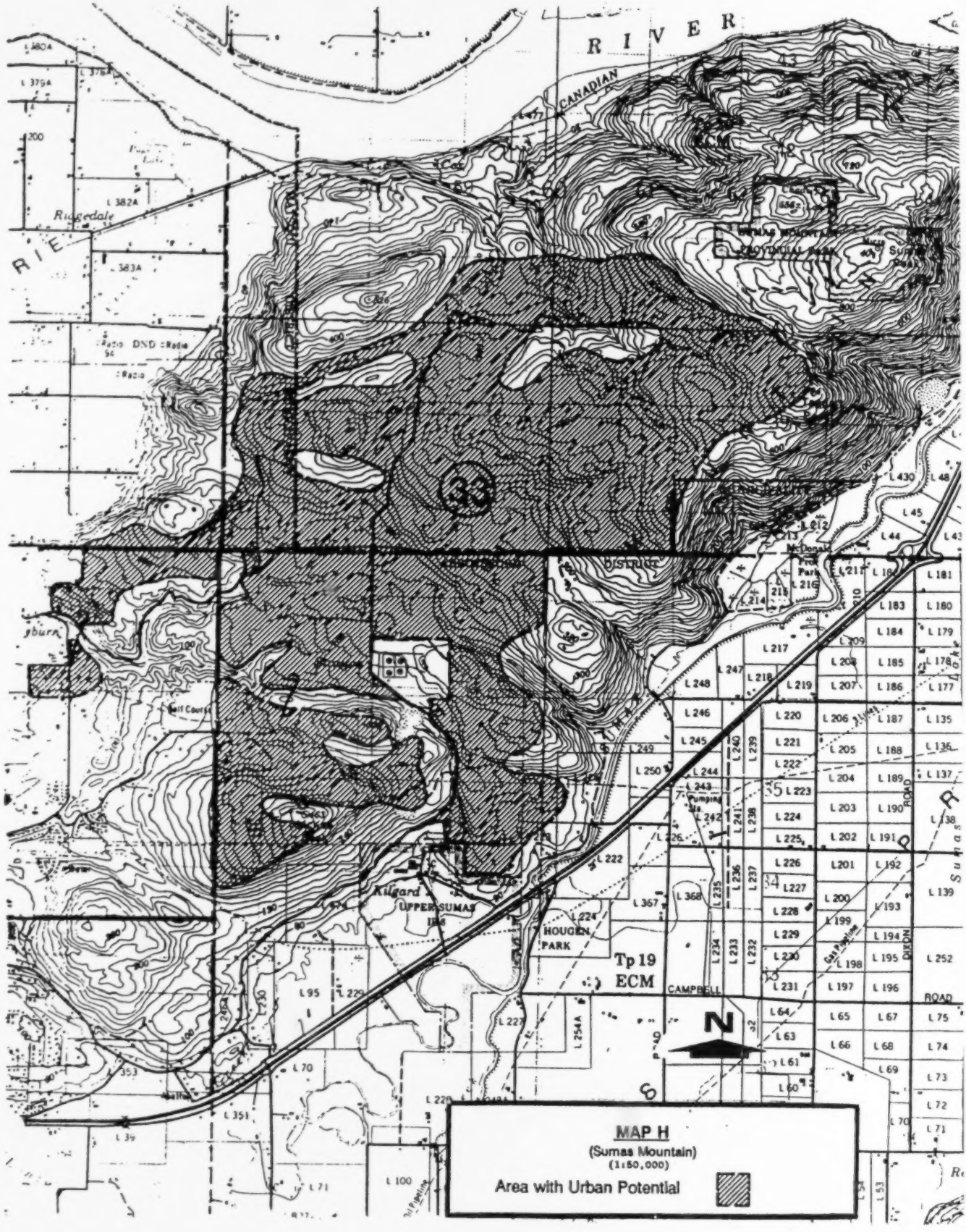
MAP C
(Delta)
(1:50,000)
Areas with Urban Potential

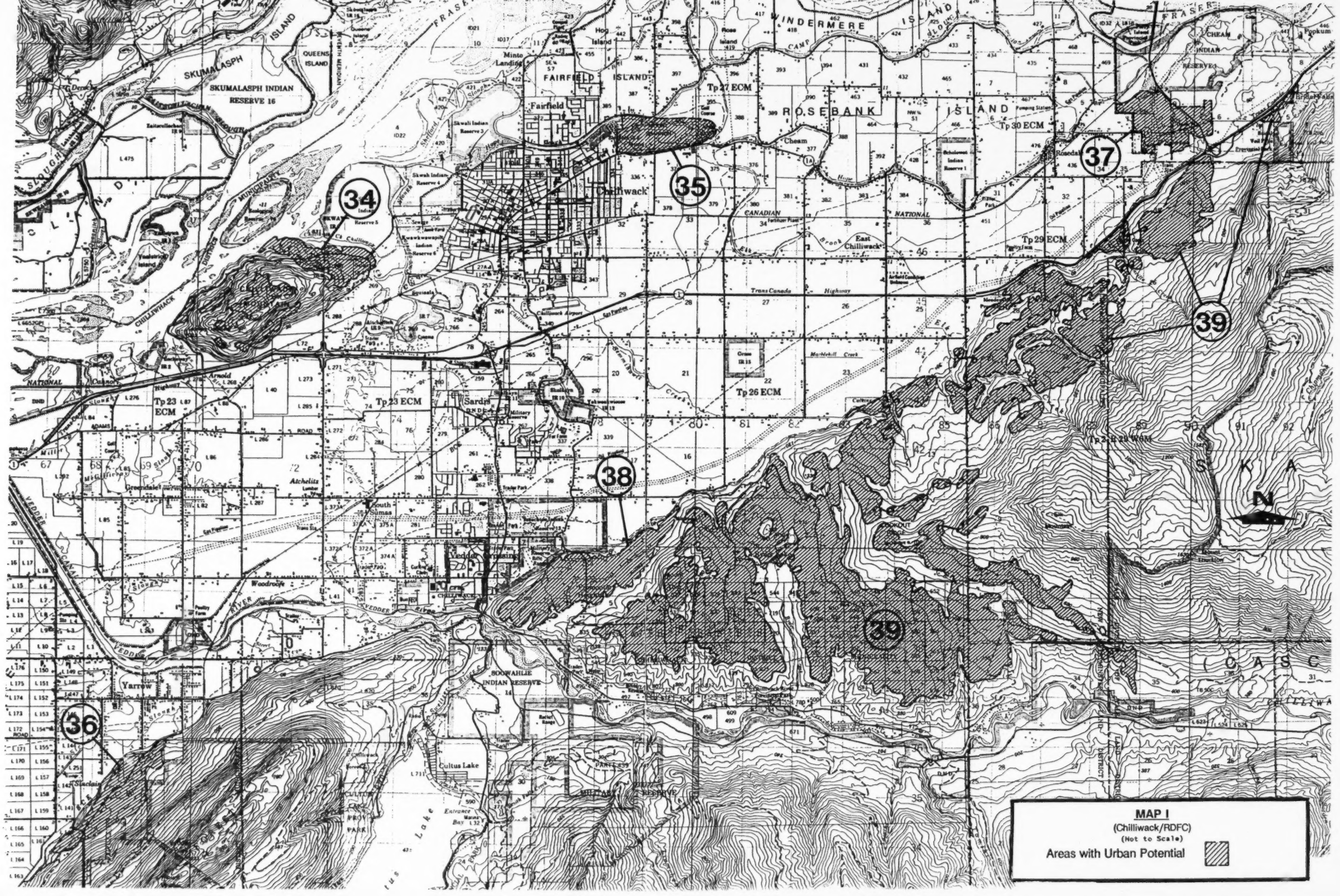

FRASER
SURREY DIST MUN
COQUITLAM DIST MUN
Douglas Island
PITT MEADOWS
DISTRICT MUNICIPALITY
BARNSTON
ISLAND
Bridgeview
Newton
Kennedy
Johnston Heights
Tynehead
Kings
Hazelmere
MUD
BAY
VICOMEL
SEMIAHMOO INDIAN RESERVE
CANADA
UNITED STATES OF AMERICA
8
9
10
11
12
13
14
15
16
17
18
19
N
MAP D
(Surrey)
(Not to Scale)
Areas with Urban Potential


20
21
22
23
24
25
MAP E
(Township of Langley)
(Not to Scale)
Areas with Urban Potential
N
Milner
Sperling
Hopington
Forest Knolls
Walnut Grove
Fort Langley
Fort Langley Historical Museum
MACMILLAN ISLAND
INDIAN RESERVE 6
MAPLE RIDGE
LANGLEY DISTRICT MUNICIPALITY
PACIFIC
Langley Airport
CAMPBELL RIVER PARK
NEW WESTMINSTER LAND DISTRICT
WHATCOM COUNTY
BOUNDARY
122°30'


Tp 12
ECM
26
27
28
Tp 12
ECM
Tp 12
ECM
N
HANEY
CORRECTIONAL
INSTITUTE
Haney
Correctional
Institute
Blue
Mountain
BLUE MOU
Webster's
Corners
KANAKA
CREEK
PARK
DEWDNEY
Yennadon
DERBY
REACH
PARK
Tavistock
Point
Fraser
Reach
MAPLE
RIDGE
LANGLEY
DISTRICT
DISTRICT
MUNICIP
MUNICIP
MCMILLAN
MCMILLAN ISLAND
INDIAN RESERVE 6
ISLAND
Fort Langley
Historical Museum
Endsleigh
Point
Golf Course
Pumping
Station
Sawmills
Bedford
Channel
Spencer
Highway
Auldorn
HANGLEY
INDIAN RESERVE 2
PACIFIC
Whonnock
Mike Lake
Mirror Lake
Alouette
River
Haney
Correctional
Institute
Trailer Park
Poultry Farm
Fur Farm
Auto
Wrecker
Cannery
Brick Plant
Gate
Pumping
Station
Reservoir
Park
Dump
Ref
Res
Ps
Ch
Ps
Ps
Ps

29
30
31
32
Tp 18
ECM
Hayward
Lake
Hatzic
TRIBE FARM LICENCE 26
Correctional Camp
Tp 17
ECM
Tp 14
ECM
West
Height
Mission
Mission City
CANADIAN PACIFIC
Lougheed Highway
FRASER
N
MAP G
(Mission)
(Not to Scale)
Areas with Urban Potential


RIVER
CANADIAN
Ruggedale
Radio DND
Radio
Golf Course
Killgard
UPPER SUMAS
HOUGEN PARK
Tp 19
ECM
CAMPBELL
ROAD
DISTRICT
MAP H
(Sumas Mountain)
(1:50,000)
Area with Urban Potential


34
35
36
37
38
39
Tp 27 ECM
Tp 30 ECM
Tp 29 ECM
Tp 26 ECM
Tp 23 ECM
Tp 23 ECM
Tp 21 & 22 WCM
FAIRFIELD ISLAND
ROSEBANK ISLAND
WINDERMERE ISLAND
SKUMALASPH INDIAN RESERVE 16
SOOWAHLIE INDIAN RESERVE 14
Chilliwack
Fairfield
Sardis
Yarrow
Vedder Crossing
Cultus Lake
East Chilliwack
Trans Canada Highway
N
MAP I
(Chilliwack/RDFC)
(Not to Scale)
Areas with Urban Potential